



Gaines, Michigan.

Current market data.

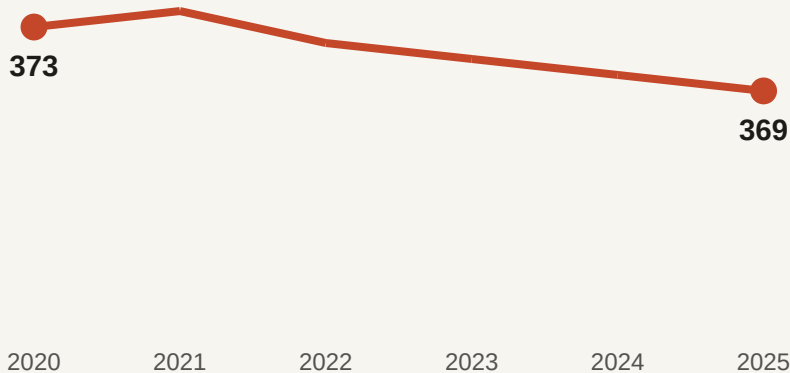
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

369

people, the 468th-largest of Michigan's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.4%

of 28 jobs located in Gaines are filled by in-commuters.



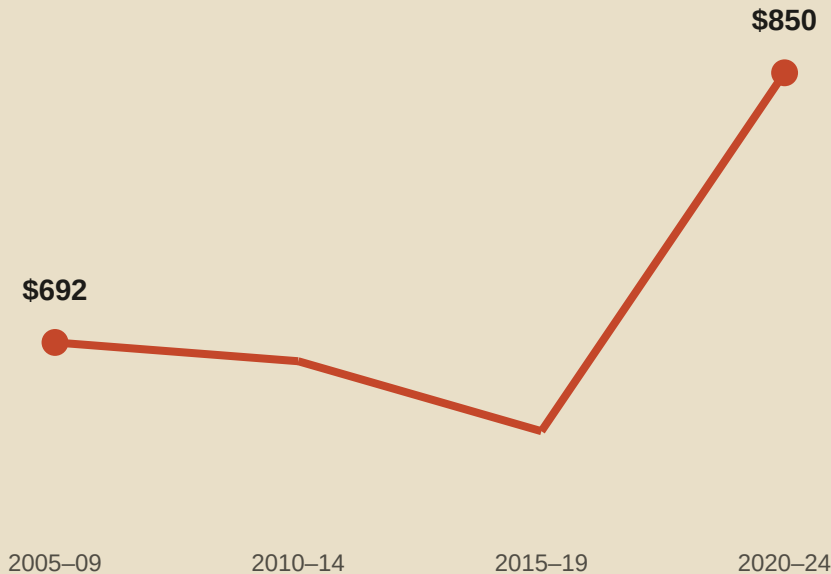
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 23%
since the 2005–2009
survey, before inflation.

\$850

a month. Michigan's median is \$1,129.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,373 gap between neighbors, the sharpest rent edge between adjacent tracts in Genesee County.

TRACT 131.13

\$809

TRACT 131.12

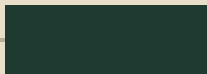
\$3,182



ROOM TO BUILD

The median rent is above what local wages can carry.

\$228–\$342



\$850 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

99%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 42%
less than Michigan's.

\$134,800

median home value in Gaines.

Gaines



\$134,800

Michigan



\$231,600

U.S.



\$332,700

THAT WAS GAINES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/mi/gaines/**](https://almanacdata.ai/e/mi/gaines/)

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